



2 Elm Bank Road, Andover, SP10 2BY  
Guide Price £350,000



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#### PROPERTY DESCRIPTION BY Mr Dion McArthur

This exceptional three bedroom older style family home has been extended to the rear. The property comprises of separate living room with log burning stove, family/dining room with log burning stove, spacious conservatory, Kitchen, utility room and large downstairs bathroom. To the first floor there are three bedrooms, with the master having an en suite. Outside comprises of a large landscaped rear garden with home office/workshop/playroom along with off road parking to the front.



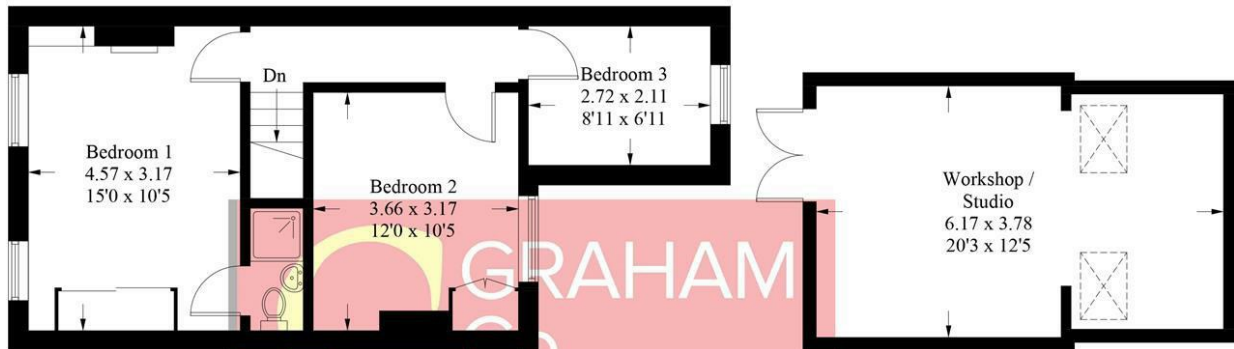


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



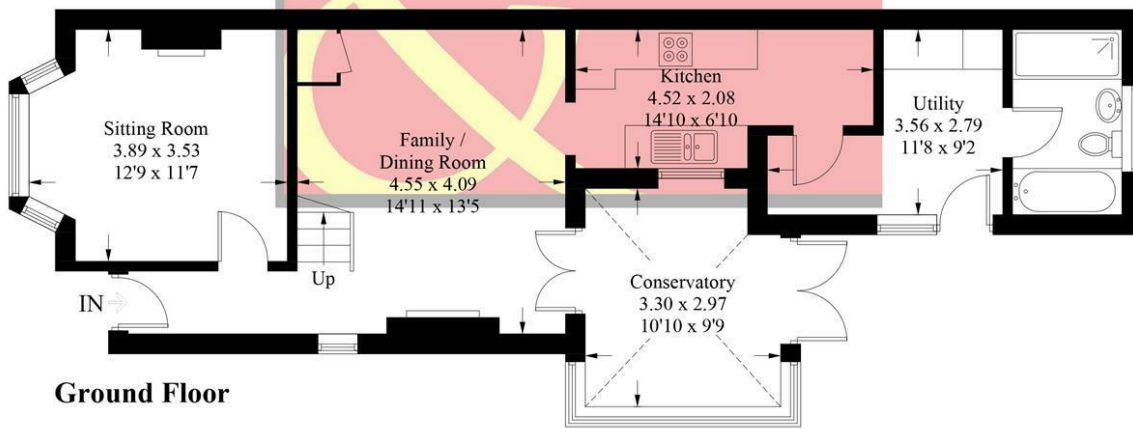
# Elm Bank Road , Sp10

Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft  
 Outbuilding = 22.7 sq m / 244 sq ft  
 Total = 130.4 sq m / 1403 sq ft



**First Floor**

(Not Shown In Actual Location / Orientation)



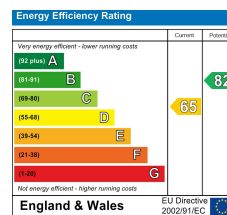
**Ground Floor**

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID768349)

## DIRECTIONS

From our office in London Street proceed to the T-junction and turn right into South Street. Elm Bank Road is the second turning on the left hand side.



Tax Band:



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.